

DESIGN REVIEW BOARD MEETING MINUTES

Community Center
1808 Main Street
Lake Stevens, WA 98258
August 3, 2015

CALL TO ORDER: 6:35 pm by Vice-chair Hale
MEMBERS PRESENT: Jennifer Davis, Diana Hale, Kelly Dubyne, Tom Matlack
MEMBERS ABSENT: Matthew Kimball
STAFF PRESENT: Russ Wright, Lead Senior Planner, Stacie Pratschner, Associate Planner and Casey Howell, Permit Specialist
OTHERS PRESENT: Ry McDuffy, ORCA Land Surveying; Bob Nehring, Sound Engineering and Sally Jo Sebring

Guest Business None

Approve Minutes Board Member Davis made the motion to approve the May 28, 2015 meeting minutes. Board Member Matlack seconded the motion. The motion passed unanimously (4-0-1).

Action Items **1. Westlake Crossing** – Staff provided an overview of the proposed 66-lot subdivision design highlighting staff report findings and conclusions for the Westlake Crossing project.

Ry McDuffy, project representative, answered several questions related to the project. The main topics of discussion included existing culvert usage, critical areas, wetland buffering, landscape design, building setbacks, impervious surface standards, pedestrian access, frontage improvements on 99th Ave SE, building design features and materials.

Sally Jo Sebring, community citizen, provided input on pedestrian access and the existing design features of the area.

City staff recommends moving forward with project subject to recommended staff findings, conclusions & conditions. Ultimately, the Board noted its approval of the project design.

Motion: Board Member Matlack made the motion to approve the Westlake Crossing design subject to the recommended staff findings, conclusions and conditions.

Board Member Davis seconded the motion. The motion passed unanimously (4-0-1).

2. Maple Rock II – Staff provided an overview of the proposed 64-lot subdivision design highlighting staff report findings and conclusions for the Maple Rock II project.

Bob Nehring, project representative, advised that the builder for Maple Rock I is slated to purchase Maple Rock II as well. This will result in consistency in home design and features amongst adjacent subdivisions.

Following the project's overview, the Design Review Board had several questions. The main topics of discussion included open space, critical areas, wetland buffering, roof-top drainage, closed detention vaults, lot sizes, road connectivity and accessory apartment eligibility.

Motion: Vice-chair Hale made the motion to approve the Maple Rock II design subject to the recommended staff findings, conclusions and conditions.


Board Member DuByne seconded the motion. The motion passed unanimously (4-0-1).

Reports

None

Adjourn

Vice-chair Hale adjourned the meeting at 7:25 PM.



Diana Hale, Vice-chair



Casey Howell, Permit Specialist